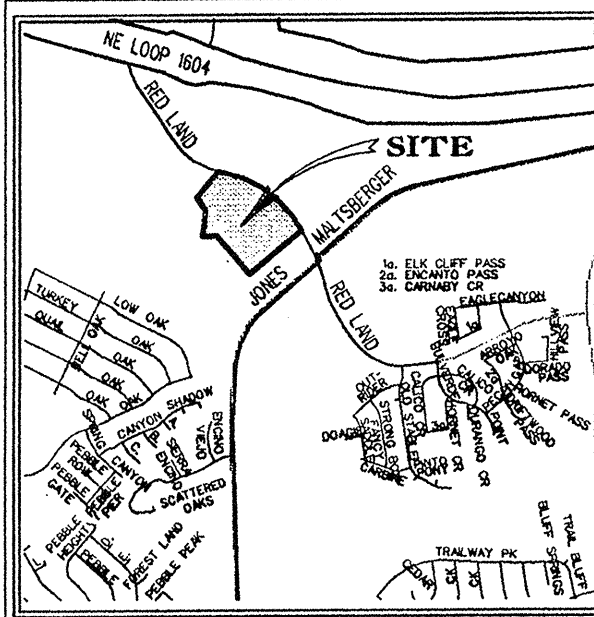


Book 28810145413  
Page 3551  
Filed 08/08/98  
1:00 PM  
GERRY RICHARDSON  
COUNTY CLERK  
RECORDING  
RECORDS MANAGER  
COURTHOUSE SEC 5  
\$ 5.00  
\$ 1.00



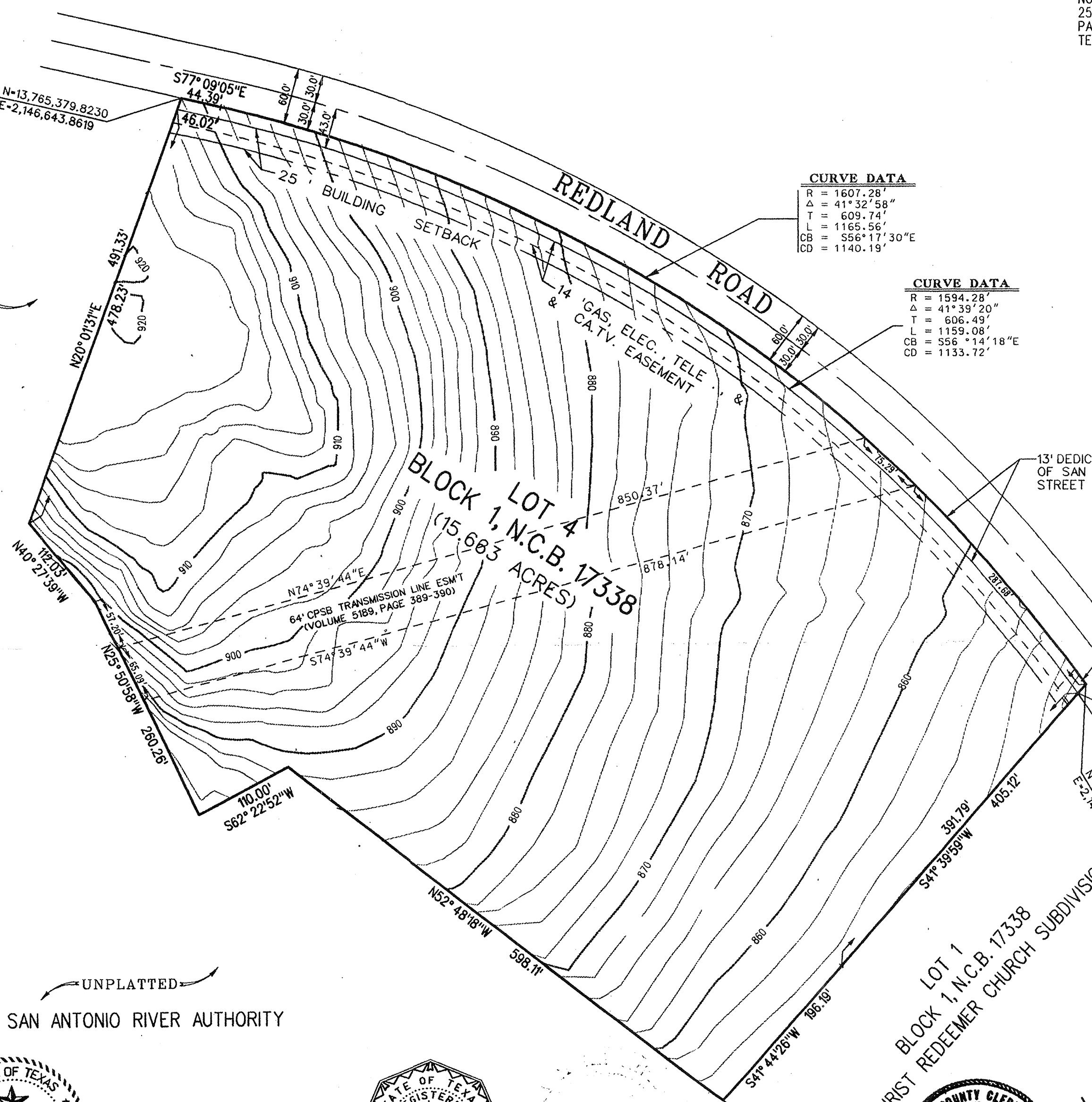
LOCATION MAP  
NOT TO SCALE

NOTE: ESTABLISHING (1) ONE COMMERCIAL LOT.  
IRON PINS SET OR FOUND AT ALL  
PROPERTY CORNERS.

LEGEND:

EXIST. ----- EXISTING  
ELEC. ----- ELECTRIC  
TEL. ----- TELEPHONE  
CATV ----- CABLE TELEVISION  
SAN. SWR. ----- SANITARY SEWER  
ESM'T. ----- EASEMENT  
R.O.W. ----- RIGHT-OF-WAY  
BLDG. ----- BUILDING  
N.C.B. ----- NEW CITY BLOCK  
BLK. ----- BLOCK  
E.T. & CATV ESM'T. ----- ELECTRIC, TELEPHONE,  
& CABLE TELEVISION  
EASEMENT

UNPLATTED



CURVE DATA

R = 1607.28'  
Δ = 41°32'58"  
T = 609.74'  
L = 1165.56'  
CB = 556°17'30"E  
CD = 1140.19'

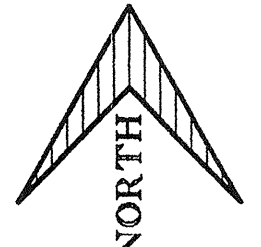
CURVE DATA

R = 1594.28'  
Δ = 41°39'20"  
T = 606.49'  
L = 1159.08'  
CB = 556°14'18"E  
CD = 1133.72'

SUBDIVISION PLAT  
OF  
BETHESDA TEMPLE

960417

BEING A 16.023 ACRES OUT OF THE J. ESCAMILLA SURVEY  
NO. 353 1/2, ABSTRACT 218, COUNTY BLOCK 4954, OUT OF A  
25,000 ACRE TRACT DEED REFERENCE VOLUME 1023,  
PAGE 866, REAL PROPERTY RECORDS OF BEXAR COUNTY,  
TEXAS.



SCALE: 1" = 100'

BEARING BASED ON THE NORTHWEST  
PROPERTY LINE OF LOT 1, BLOCK 1,  
N.C.B. 17338 AS BEING, S41°39'58"W.

ROTATES BEARINGS 0°58'34" COUNTERCLOCKWISE  
TO OBTAIN STATE PLAN COORDINATE BEARING  
BEING

STATE PLANE COORDINATES AS SHOWN HERE ON  
WERE DERIVED FROM G.P.S. OBSERVATION AS  
OBTAINED FROM GEODETIX, INC.

APR 22 AM 8:13

13' DEDICATION TO THE CITY  
OF SAN ANTONIO, FOR  
STREET WIDENING (0.360 ACRES)

EXIST. TELEPHONE  
EASEMENT  
(VOL. 4684, PG. 563)

UNPLATTED  
SAN ANTONIO RIVER AUTHORITY

THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN  
THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN  
ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED  
PROTECTION," OR LATEST REVISIONS THEREOF.

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN  
EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR  
"WAP") OR MODIFICATION PLAN AS REQUIRED BY 30 TAC 213.5  
OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE  
APPROPRIATE REGIONAL THRC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY  
THE EXECUTIVE DIRECTOR OF THE THRC.

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED  
AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS,  
WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE  
AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF BEXAR

DULY AUTHORIZED AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

JOE H. PASSANT

KNOWN TO ME TO BE THE PERSON WHOSE

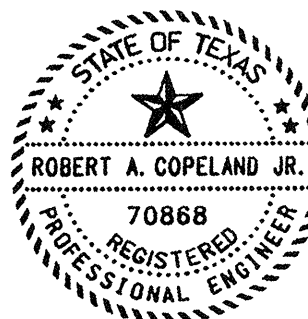
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE

EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND

IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8 DAY OF SEPTEMBER

A.D. 19 98



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE  
MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT AND TO THE BEST OF MY KNOWLEDGE THIS  
PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE  
VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8 DAY OF SEPTEMBER

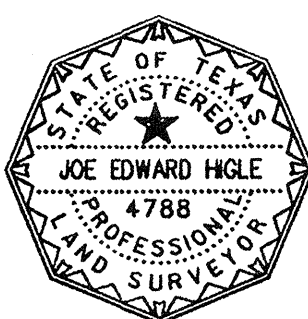
A.D. 19 98

JOE L. CARMONA

Notary Public, State of Texas

My Comm. Exp. 05/20/02

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL  
SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8 DAY OF SEPTEMBER

A.D. 19 98

JOE L. CARMONA

Notary Public, State of Texas

My Comm. Exp. 05/20/02

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I, GERRY RICHARDSON, COUNTY CLERK OF SAID COUNTY,  
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE  
14th DAY OF AUGUST, A.D. 1998, AT 1:00 PM, AND DULY  
RECORDED THE 20th DAY OF AUGUST, A.D. 1998, IN BOOK  
OF SAID COUNTY, IN BOOK VOLUME 9561 ON PAGE 202  
IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS  
20th DAY OF AUGUST, A.D. 1998.

STATE OF TEXAS  
COUNTY OF BEXAR

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MACINA, BOSE, COPELAND & ASSOCIATES, INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
415 Breesport Drive, San Antonio, Texas 78216

26395

NOTE:  
"WASTEWATER EDU NOTE. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU)  
PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM  
UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT."

NOTE:  
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD)  
IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION  
AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS  
EASEMENT", "ANCHOR EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT",  
AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING,  
MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES,  
CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER  
WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID  
FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS  
ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE  
EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO  
BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.  
ANY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED BY CPS EQUIPMENT, LOCATED WITHIN  
SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE  
PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.  
THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER,  
SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE  
CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

04-04-105



**City of San Antonio**  
Development Services Department  
**Vested Rights Permit/Consent Agreement**  
**APPLICATION**

Permit File: # 04-09-105  
Assigned by city staff

Date: April 20, 2004

☐ Vested Rights Permit

☐ Consent Agreement

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

*Note: All Applications must comply with the Unified Development Code (UDC),  
Section 35-B124 Vested Rights Determination for the City of San Antonio.*

(a) Owner/Agent: Joe Passant

Phone: (210) 341-2425 Fax: (210) 341-5001

Address: 2210 Basse Road

City: San Antonio State: Texas Zip code: 78213

Engineer/Surveyor: Macina, Bose, Copeland and Associates, Inc.

Address: 1035 Central Parkway North

City: San Antonio State: Texas Zip code: 78232

Name of Project: BETHESDA TEMPLE

(b) (k) Site location or address of Project and Legal description:

Site Location: On Redland Road between Loop 1604 & Jones Maltsberger

Address: 17115 Redland Road

Legal Description: Lot 4, Block 1, New City Block 17338

Council District 10 ETJ Y Over Edward's Aquifer Recharge? (X) yes ( ) no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

(d) Total land use, in square feet 682,280

(e) Total area of impervious surface, in square feet 225,000

(f) Number of residential dwellings units, by type; \_\_\_\_\_

(g) Type and amount of non-residential square footage; 679,480

(h) Phases of the development, (If Applicable); N/A

4. What is the date the applicant claims rights vested for this Project? October 14, 1998

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

- 4 a. What, if any, construction or related actions have taken place on the property since that date?

Church building, school building and parking areas, pavilion, parsonage, baseball field  
and filtration basin have been built.

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• PERMIT

Type of Permit: \_\_\_\_\_ Date of Application: \_\_\_\_\_

Permit Number: \_\_\_\_\_ Date issued: \_\_\_\_\_

Expiration Date: \_\_\_\_\_ Acreage: \_\_\_\_\_

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)\*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ MDP Size: \_\_\_\_\_ acres

• **P.U.D. PLAN**

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_

• **Plat Application**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_

Date submitted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: Bethesda Temple Plat # 940417 Acreage: 15.663 Approval

Date: 10/14/98 Plat recording Date: 08/17/01 Expiration Date: \_\_\_\_\_ Vol./Pg. 9551/202

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

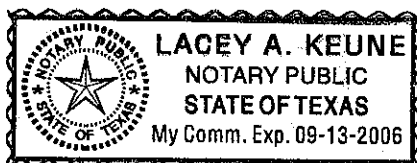
• **Other**

**NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.**

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: Joe Passant Signature: Joe Passant Date: 4-20-04

Sworn to and subscribed before me by JOE PASSANT on this 20<sup>th</sup> day of April in the year 2004, to certify which witness my hand and seal of office.



Lacey A. Keune  
Notary Public, State of Texas

4/20/04

P:\1476\26395-Beth Temple\Letters\VRP 041504.doc

Permit File # 09-04105

City of San Antonio use

Permit File: # 09-04105  
Assigned by city staff

Date: \_\_\_\_\_

☒ Approved

☐ Disapproved

Review By: [Signature]  
Development Services Department

Date: 5/27/00

Comments: As of October 14, 1998

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF PERMITS  
04 APR 22 AM 6

4/20/04

P:\1476\26395-Beth Temple\Letters\VRP 041504.doc



# City of San Antonio

DEV. SERVICES

## Vested Rights Permit APPLICATION

MAY 26 P 7:53

Permit File: #VRP 04-04-105

Received: May 3, 2004

### RECOMMENDATION OF THE CITY ATTORNEY'S OFFICE

---

#### CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

*Not Subject To Disclosure  
Under Any Open Records or Public Disclosure Law*

---

*The City Attorney's Office recommends the Development Services Department decide this application in the following manner:*

☒ Approval      ☐ Disapproval      ☐ Return to Applicant

*Again, this is the recommendation of the City Attorney's Office. It is not and shall not be taken as nor substituted for the decision of the Director of the Development Services Department.*

Reviewed By:   
Norbert J. Hart  
Assistant City Attorney

Date: May 27, 2004

Comments: Recommend that the application be granted vested rights effective October 14, 1998.

If I can be of any further assistance, please contact me at 207-8989.